



MINUTES
Regular Meeting
Reno City Council

Wednesday, August 29, 2012 • 12:00 PM

Reno City Council Chamber, One East First Street, Reno, NV 89501

Robert A. Cashell, Sr., Mayor

Council Members:

Ward 1 – Dan Gustin	Ward 4 – Dwight Dortch
Ward 2 – Sharon Zadra	Ward 5 – David Aiazzi
Ward 3 – Jessica Sferrazza	At-Large – Pierre Hascheff

A INTRODUCTORY ITEMS

- A.1 Pledge of Allegiance**
- A.2 Observance of a Moment of Silence**
- A.3 Roll Call (For Possible Action)**

Attendee Name	Title	Status	Arrived
Robert Cashell	Mayor	Absent	1:38 PM
Dan Gustin	Council Member	Present	
Sharon Zadra	Council Member	Present	
Jessica Sferrazza	Council Member	Present	
Dwight Dortch	Council Member	Present	
David Aiazzi	Council Member	Present	
Pierre Hascheff	Council Member	Present	

The meeting was called to order at

A.4 Approval of the Agenda (For Possible Action) - August 29, 2012

The agenda was approved with Item D.2 withdrawn.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dan Gustin, Council Member
SECONDER:	Sharon Zadra, Council Member
AYES:	Gustin, Zadra, Sferrazza, Dortch, Aiazzi, Hascheff
ABSENT:	Robert Cashell

B PUBLIC COMMENT

Mark Markel, 48 Park Street, discussed the dangers of drinking and driving.

Tim Healion, 620 Gordon Avenue, thanked the Council for their support of the recent Tour de Nez event.

Sam Dehne, Reno resident, discussed several issues.

Barry O'Sullivan, 706 Holcomb, presented a Public Comment Form and letter dated August 21, 2012, but did not wish to speak.

C CASH DISBURSEMENTS (FOR POSSIBLE ACTION) - AUGUST 12, 2012 THROUGH AUGUST 18, 2012. (For Possible Action)

C.1 Motion: Motion to approve

The Council approved the Cash Disbursements.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dan Gustin, Pierre Hascheff
AYES:	Gustin, Zadra, Sferrazza, Dortch, Aiazzi, Hascheff
ABSENT:	Robert Cashell

D PROCLAMATIONS

D.1 Proclamation declaring June 27, 2012 as Faith Forum Day - Rajan Zed, Faith Forum Coordinator and Interfaith Leader 12:15 PM

Vice Mayor Aiazzi proclaimed June 27, 2012 as Faith Forum Day, and Rajan Zed, Faith Forum Coordinator and Interfaith Leader, introduced leaders of the various local religious organizations in Reno.

D.2 Proclamation declaring September 19, 2012, as Obesity Prevention Awareness Day - Kelli Seals, Health Educator for Washoe County Health District. 12:27 PM

Councilperson Gustin proclaimed September 19, 2012 as Obesity Prevention Awareness Day.

Kelli Seals, 5554 Ash Rock Drive, Sparks, Nevada, Health Educator for the Washoe County Health District, discussed obesity prevention issues.

E PRESENTATIONS

E.1 Presentation of Chief's Certificate of Commendation for response, involvement, and professionalism during the investigation of a fatal traffic collision - Chief Steve Pitts. 12:30 PM

Steve Pitts, Police Chief, presented the Chief's Commendations.

E.2 Presentation of Chief's Commendation to Gabriel Villavazo for his heroic actions displayed on July 27, 2012 during a residential fire - Chief Michael Hernandez

THIS ITEM WAS WITHDRAWN FROM THE AGENDA.

F CONSENT AGENDA (ALL CONSENT ITEMS MAY BE APPROVED TOGETHER WITH A SINGLE MOTION, BE TAKEN OUT OF ORDER, AND/OR BE HEARD AND DISCUSSED INDIVIDUALLY)

Sam Dehne, Reno resident, presented his views on the Consent Agenda.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Pierre Hascheff, Council Member
SECONDER:	Dwight Dortch, Council Member
AYES:	Gustin, Zadra, Sferrazza, Dortch, Aiazzi, Hascheff
ABSENT:	Robert Cashell

F.1 Approval of Privileged Business Licenses

F.1.a New - Alcohol

1. MS Liquor and Smoke Shop, Bahadur Singh, 1325 West Seven Street, Suite D - Packaged Liquor **[Ward 5]**
2. Reno Sportsdome, Dalton Owen Blake III, 2400 Tampa Way - Beer Bar **[Ward 4]**

F.1.b New - Gaming

1. United Coin Machine Co. dbat Raley's Store #108, Robert A. Woodson, 18144 Wedge Parkway - Slots **[Ward 2]**

F.1.c Supplemental - Cabaret

1. The Bronx Pizzeria, David Robert Nicol, 7689 South Virginia Street, Suite A-C - Cabaret **[Ward 2]**

F.2 Staff Report: Approval of an amendment to a Consultant Agreement for Engineering Support and Construction Administration Services with Brown and Caldwell for the 2012 Sewer Rehabilitation Project in an amount not to exceed \$65,844 (Sewer Fund). 12:36 PM

F.3 Staff Report: Approval of a Traffic Signal Interlocal Agreement between the City of Reno and Nevada Department of Transportation (NDOT) for the Moana Lane and I580 Diverging Diamond Interchange Traffic Signal. 12:36 PM

Adam Searcy, 6850 Sharlands, representing the Nevada Department of Transportation (NDOT), discussed their support for the agreement between the City of Reno and NDOT, and provided an update on their efforts over the past six months.

F.4 1287 pulled from Consent

F.5 Staff Report: Approval of the Renewal of Annual Excess Workers' Compensation Coverage with Safety National Casualty Corporation for \$226,690 (Workers' Compensation Fund). 12:36 PM

- F.6 Staff Report: Approval of Amendment #1 to the Security Services between the City of Reno and Securitas Security Services USA, Inc. in an amount not to exceed \$21,750 (General Fund). 12:36 PM
- F.7 Staff Report: Approval of Amendment #6 to the Security Services between the City of Reno and Securitas Security Services USA, Inc. for \$42,500 (CAC budget funds). 12:36 PM
- F.8 Staff Report: Staff Report (For Possible Action): Approval of a Sponsorship Agreement with Reno Air Racing Association for sponsorship of City services for the 2012 National Championship Air Races in an amount not to exceed \$50,000 (Special Events Program Budget, General Fund). 12:36 PM
- F.9 Staff Report: Approval of Settlement Agreement Between the City and Mountain Air Enterprises, LLC Regarding the Repayment of Delinquent Ad Valorem Taxes in the Amount of \$42,473.29 (Risk Management Fund). 12:36 PM

PULLED FROM CONSENT

- 10 Staff Report: Adoption of the 2012 Cultural Master Plan Update (Room Tax Fund). 12:36 PM

F.4

Vice Mayor Aiazzi thanked the Reno Arts and Culture Commission for their service to the City of Reno.

Nettie Oliverio, P.O. Box 5027, and Art Domagala, 3415 Buckhorn Way, both of whom represented the Reno Arts and Culture Commission, thanked Dave Aiazzi and the Council for their support.

Jim Kidder, 2384 Silver Ridge Drive, submitted a Public Comment Form in support of the Cultural Master Plan, but did not wish to speak.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Pierre Hascheff, Council Member
SECONDER:	Dwight Dortch, Council Member
AYES:	Gustin, Zadra, Sferrazza, Dortch, Aiazzi, Hascheff
ABSENT:	Robert Cashell

G PUBLIC HEARINGS - 12:15 PM

G.1 Case No. LDC10-00051 (Bella Vista Ranch Phase II)

The Vice Mayor asked if proper notice was given.

City Clerk Jones stated that proper notice was given and two e-mails in opposition were

received from: 1) Kim Rhodemyre, klrhode.re@sbcglobal.net, and 2) Tania Tavcar, t.tavcar@yahoo.com.

Vice Mayor Aiazzi opened the public hearing and asked if anyone wished to speak.

Tania Tavcar, 8200 Offenhauser Drive #114B, discussed her concerns about wild horses and other wildlife in the area, and her opposition to the proposed zoning map amendment.

Kim Rhodemyre, 4313 Leeward Lane, discussed her opposition to the proposed zoning map amendment, noting the presence of contaminated materials in the area.

Tench C. Page, 2665 Brentina Court, discussed his concerns about the proposed project density, increased traffic, and the impact of higher residential density on area wildlife.

Wrangler Rich, 7177 Schulz Drive, Carson City, discussed his concerns about access to water for wild horses in the area.

Diana Wontorski, 7177 Schulz Drive, Carson City, discussed her concerns about access to water for the wild mustangs in the area.

Chadd W. Stafford, 1416 Topaz Lane, Gardnerville, discussed his concerns about the protection of wild horses in the project area.

Laura Page, 2665 Brentina Court, discussed her opposition to further development in the area.

Nancy Litchfield, 9900 Wilbur May Parkway, discussed her opposition to further development in the area.

Nicholas Litchfield, 9900 Wilbur May Parkway #4903, stated his opposition to the proposed zoning map amendment.

Sue Ritter, 9841 Northrup Drive, presented a Public Comment Form in opposition to the proposed zoning map amendment, but did not wish to speak.

Vice Mayor Aiazzi closed the public comment portion of the hearing.

Councilperson Sferrazza and Vern Kloos, Community Development Senior Planner, discussed the status of the Residential Construction Tax (RCT) impact fees that were designated to build a fire/police station on the 14-acre parcel adjacent to the property in question. Mr. Kloos said that 14-acre parcel is owned by the same property owners.

Councilperson Sferrazza and Mr. Kloos discussed the number of wild horses that access the Bella Vista Ranch site, the State's proposal to fence areas to keep out the wild horses, land uses that would be allowed on the property, the construction and maintenance of trails and open space within the proposed development, and RCT issues.

Rob Bony, Deputy City Attorney, provided details regarding the status of area fire services agreements.

Councilperson Sferrazza stated that the fire services agreements should be finalized before any zoning map amendments are approved.

Mr. Kloos said that the zoning map amendment would not go into effect until the PUD (Planned Unit Development) Handbook had been certified and recorded.

Councilperson Sferrazza and Bill Gall, Community Development Senior Engineer, discussed the realignment of Steamboat Creek that took place as part of the Bella Vista Ranch Phase I project. Mr. Gall said that no realignment was proposed with this phase of development.

Councilperson Sferrazza and Mr. Kloos discussed the proposed dispensation of the existing gravel pit (it would be eliminated after final development in the area has been completed) and the rifle range that lies adjacent to the east side of Village C (it would be eliminated when Damonte Ranch has fully developed).

Councilperson Sferrazza and Mr. Gall discussed the Paiute Indian Tribe's concerns about disturbances of the Steamboat Creek natural wetlands, particularly with respect to the amount of mercury that accumulates in rainwater runoff during storm events.

Councilperson Hascheff and Mr. Kloos discussed the possibility of establishing a corridor for wildlife in the area. Mr. Kloos stated that the State of Nevada's solution was to fence the developed area to keep the wild horses out. They also discussed wetlands and floodplain issues.

Councilperson Hascheff and Ms. Rhodemyre discussed the Ward 3 Neighborhood Advisory Board's (NAB's) concerns about area flooding, the gravel pit and gun club, and the area's wild horses. Ms. Rhodemyre said that the Department of Agriculture's usual solution is to round up wild horses and send them to the holding facility at Fallon.

Councilperson Zadra asked how other developers in the area addressed concerns about the area's wild horses, and Mr. Kloos stated that he did not know of any plans or requirements that addressed the issue.

Vice Mayor Aiazzi and Mr. Kloos discussed public noticing procedures, wetlands issues, and the proposed zoning designations.

Vice Mayor Aiazzi questioned why the Council should approve the proposed zoning map amendment.

Randy Walter, Places Consulting Services, representing the applicant, explained that the property would be developed for uses that are compatible with other developments in the

area, and the PUD Handbook had been amended multiple times, primarily because of the ongoing fire and parks agreement negotiations.

Vice Mayor Aiazzi and Mr. Walter discussed wildlife access and wetlands maintenance issues. Mr. Walter said that the Steamboat Creek relocation accomplished during Phase I was mandated by the U.S. Army Corps of Engineers, and the developer was required to maintain the wetlands area. He noted that the Corps of Engineers forwarded a letter to the developer stating that wild horses would not be allowed into the wetlands area and, as a result, the developer fenced off that portion of the Creek.

Vice Mayor Aiazzi requested that a copy of the Corps of Engineers' letter be included in the PUD Handbook.

Ms. Rhodemyre said that the NAB was not aware of the Corps of Engineers' letter, and suggested the possibility that new wetlands could be built across the road between the gravel pit and the Nevada Department of Transportation (NDOT) mitigation pit so the horses would not have to cross the new road to get to the water.

Mr. Walter agreed to provide the City with a copy of the Corps of Engineers' letter, and noted that the Bella Vista Ranch Phase II property was originally part of the Bella Vista Ranch, which was entirely fenced off before Phase I of the project was initiated.

Councilperson Sferrazza, Mr. Bony and Bill Thomas, Assistant City Manager and Director of Community Development, discussed the status of the impact fee agreements. Mr. Bony said that the agreements should be ready for the applicant's review in approximately two weeks.

Councilperson Dortch and Mr. Kloos agreed that certification of the PUD could not occur until the impact fee agreements were approved.

Larry Lucero, representing Corona Cyan LLC, stated that the applicant worked extensively with the Department of Agriculture and Hidden Valley Wild Horse Protection Fund to develop a wild horse protection plan. He discussed how they had responded to the Regional Road Network's plans for the property to tie into the extension of South Meadows Parkway and Rio Wrangler Parkway on the south, and the possibility of not extending Rio Wrangler Parkway further north than South Meadows Parkway in order to keep access to the Creek open for the wild horses. Mr. Lucero suggested that a two week continuance would allow more time for the wild horse access issue to be more fully vetted.

Councilperson Sferrazza stated that the RCT agreements should be in place before the Council approves the zoning map amendment, and the proposed zoning may be too dense for this property. She suggested continuing the item for several weeks in order to provide more time for her to meet with area residents and the developer and come to some agreement regarding the wild horses that would prevent them from becoming a danger to themselves and the residents.

Mr. Rich stated that he and his wife would like to be involved in the planning process.

Mr. Lucero supported continuing this item to 2:00 p.m. on September 26, 2012.

Councilperson Hascheff stated that staff should complete the RCT agreements, and suggested that someone from the State of Nevada should be present at the September 26, 2012 meeting to discuss their position on the fencing issue. Mr. Hascheff said that this zone change must conform to the Master Plan as well as adjacent land uses.

This item was continued to 2:00 p.m. on September 26, 2012.

G.1.1 **Staff Report:** Request for a zoning map amendment from ± 65.24 acres of UT40 (Unincorporated Transition - 40 acres) and ± 12.13 acres of LLR2.5 (Large Lot Residential - 2.5 acres) to PUD (Planned Unit Development) on ± 77.37 acres to allow for development of mixed residential (up to 30 du/ac), commercial, park and open space uses. This is a project of Regional Significance as it will generate more than 6,250 average daily trips ($\pm 11,027$ ADT) and more than 187,500 gallons per day of sewage ($\pm 263,760$ GPD). The ± 77.37 acre site is located southeast of the eastern terminus of South Meadows Parkway, north of the north terminus of Rio Wrangler Parkway and east of Steamboat Creek. **[Ward 3] 1:45 PM**

This item was continued to 2:00 p.m. on September 26, 2012.

RESULT:	CONTINUED [UNANIMOUS]
MOVER:	Jessica Sferrazza, Council Member
SECONDER:	Pierre Hascheff, Council Member
AYES:	Gustin, Zadra, Sferrazza, Dortch, Aiazzi, Hascheff
ABSENT:	Robert Cashell

G.1.2 **Ordinance, Introduction Bill No.** Ordinance to amend Title 18, Chapter 18.08 of the Reno Municipal Code, entitled "Zoning," rezoning a ± 77.37 acre site located southeast of the eastern terminus of South Meadows Parkway, north of the north terminus of Rio Wrangler Parkway and east of Steamboat Creek from ± 65.24 acres of UT40 (Unincorporated Transition - 40 acres) and ± 12.13 acres of LLR2.5 (Large Lot Residential - 2.5 acres) to PUD (Planned Unit Development) on ± 77.37 acres to allow for development of mixed residential (up to 30 du/ac), commercial, park and open space uses; together with other matters properly relating thereto. **Case No. LDC10-00051 (Bella Vista Ranch Phase II) [Ward 3]**

NO ACTION WAS TAKEN ON THIS ITEM.

RESULT:	CONTINUED [UNANIMOUS]	Next: 9/26/2012 12:00 PM
MOVER:	Jessica Sferrazza, Council Member	
SECONDER:	Pierre Hascheff, Council Member	
AYES:	Gustin, Zadra, Sferrazza, Dortch, Aiazzi, Hascheff	
ABSENT:	Robert Cashell	

G.2 Case No. LDC12-00054 (Zoning Map Amendment 5100 Carson Lane)

The Vice Mayor asked if proper notice was given.

City Clerk Jones stated that proper notice was given and no correspondence was received.

Vice Mayor Aiazzi opened the public hearing and asked if anyone wished to speak. No one spoke and the Vice Mayor closed the public comment portion of the hearing.

Vern Kloos, Community Development Senior Planner, clarified that fire service for this project could be provided by Fire Station No. 10 (5250 North Virginia Street) in approximately four minutes.

Councilperson Sferrazza asked if any concerns were expressed by area residents, and Mr. Kloos stated that no specific concerns were expressed, but a Special Use Permit (SUP) would be necessary to legalize this home-based business (buffering, landscaping, operational characteristics, etc.).

The Council voted to uphold the recommendation of the Planning Commission and approve the requested zoning map amendment by ordinance.

G.2.1 Staff Report: Request for a zoning map amendment from LLR1 (Large Lot Residential - 1 acre) to I (Industrial) on a one acre parcel located on the southeast corner of the Carson Lane/Orrcrest Drive intersection.
[Ward 4] 1:47 PM

The Council upheld the recommendation of the Planning Commission and approved the requested zoning map amendment by ordinance.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dwight Dortch, Council Member
SECONDER:	Pierre Hascheff, Council Member
AYES:	Zadra, Sferrazza, Dortch, Aiazzi, Hascheff
ABSENT:	Robert Cashell, Dan Gustin

G.2.2 Ordinance, Introduction Bill No. 6813 Ordinance to amend Title 18, Chapter 18.08 of the Reno Municipal Code, entitled "Zoning," rezoning a ±1 acre site located on the southeast corner of the Carson Lane/Orrcrest Drive intersection from LLR1 (Large Lot Residential - 1 acre) to I (Industrial); together with other matters properly relating thereto. **Case No. LDC12-00054 (Zoning Map Amendment 5100 Carson Lane) [Ward 4]**

Bill No. 6813 was referred to the Committee of the Whole.

RESULT:	FIRST READ [UNANIMOUS]	Next: 9/12/2012 12:00 PM
MOVER:	Dwight Dortch, Council Member	
SECONDER:	Pierre Hascheff, Council Member	
AYES:	Gustin, Zadra, Sferrazza, Dortch, Aiazzi, Hascheff	
ABSENT:	Robert Cashell	

H ORDINANCES, ADOPTION - NONE.

I RESOLUTIONS

I.1 Neil Road Family Services Center

Resolution No. 7756 was adopted.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Pierre Hascheff, Council Member
SECONDER:	Sharon Zadra, Council Member
AYES:	Gustin, Zadra, Sferrazza, Dortch, Aiazzi, Hascheff
ABSENT:	Robert Cashell

I.1.1 Staff Report: Discussion and potential direction to staff regarding a Lease Agreement between the City of Reno and the Women and Children's Center of the Sierra for a portion of the Neil Road Family Services Center located at 3905 Neil Road, Reno, Nevada. 1:49 PM

- I.1.2 **Resolution No. 7756:** Resolution of the Reno City Council declaring that it is in the best interest of the City to lease a portion of the Neil Road Family Services Center located at 3905 Neil Road, Reno, Nevada for less than fair market value and without offering the property to the public pursuant to NRS 268.064 and other matters properly relating thereto. 1:49 PM

I.2 IBM Smarter Cities Challenge Program

Resolution No. 7757 was adopted.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Sharon Zadra, Council Member
SECONDER:	Pierre Hascheff, Council Member
AYES:	Gustin, Zadra, Sferrazza, Dortch, Aiazzi, Hascheff
ABSENT:	Robert Cashell

- I.2.1 Staff Report: Resolution in Support of the City of Reno's Grant Application to IBM for the Smarter Cities Challenge Program 1:51 PM
- I.2.2 **Resolution No. 7757:** Resolution In Support of an Application from the City of Reno to IBM for the Smarter Cities Challenge Grant Program 1:51 PM

I.3 1300 Foster Drive

RESULT:	APPROVED [UNANIMOUS]
AYES:	Gustin, Zadra, Sferrazza, Dortch, Aiazzi, Hascheff
ABSENT:	Robert Cashell

- I.3.1 Staff Report: Discussion and Approval of Staff Recommendation that Certain Real Property and Improvements Located at 1300 Foster Drive (APN 010-171-30), Reno, Nevada are no Longer Needed for a Public Purpose of the City and it is in the Best Interests of the City of Reno to Convey the Property to the Boys & Girls Club of Truckee Meadows, a Private, Nevada Non-Profit Corporation Recognized as Exempt Under Section 501(C)(3) of the Internal Revenue Code, Under Such Terms and Conditions as are Deemed Proper to the Reno City Council. 1:51 PM

Leo Bergin, 100 West Liberty, representing the Boys and Girls Club of Truckee Meadows, discussed the Pennington Foundation's offer to assist the Boys and Girls Club with the necessary renovations and remodels at the former YMCA site on Foster Drive.

Councilperson Gustin discussed the history of the former YMCA site in detail, the City's purchase of the site and their hopes that it would eventually be turned into a community center, the community's continuing need for swimming pools and

gymnasiums, and his support for the proposed project.

MAYOR CASHELL PRESENT AT 1:58 P.M.

Councilperson Hascheff and Bill Thomas, Assistant City Manager, discussed the 36-month reversion clause in the agreement that would allow the property to revert back to the City if the project did not come to fruition.

COUNCILPERSONS AIAZZI AND ZADRA ABSENT AT 2:12 P.M.

Tracy Chase, Chief Deputy City Attorney, discussed the reversion clause provided in the quitclaim deed, and the resolution that conveys the property to the Boys and Girls Club. She stated that the property must continue to be used for a charitable and civic purpose, and must be developed consistent with the resolution within 36 months. Ms. Chase also said that under NRS 268.055, the transfer could be done on whatever terms and conditions the Council deemed appropriate.

Councilperson Hascheff noted that the conveyance must be accomplished in order for the Boys and Girls Club to raise money to develop the site, and asked if the project would go away if the requisite monies could not be raised.

Mike Wurm, representing the Boys and Girls Club, stated that they agreed (as part of the agreement with the Pennington Foundation) to raise \$3.5 million by December 31, 2012, and if they could not raise enough support from the community within 36 months, they too would be unable to develop the site. Mr. Wurm explained that they had already sent most of the foundations a request for financial support, and verbal commitments so far totaled almost \$3.6 million.

COUNCILPERSON ZADRA PRESENT AT 2:16 P.M.

Councilperson Hascheff asked what would occur if the Special Use Permit (SUP) were denied, and Mr. Wurm replied that the property would likely revert back to the City.

Councilperson Hascheff asked if the Boys and Girls Club had considered building a swimming pool on the Foster Drive site, and Mr. Wurm replied that while they strongly agreed that community pools were necessary and deserving of their support, they did not want to own or operate them. Mr. Wurm also said that scaling back their plans for the property would limit their ability to program the facility as a Boys and Girls Club.

Councilperson Gustin and Mr. Wurm discussed other sites that the Boys and Girls Club leases, and agreed that this would be the second site that they have owned in the last 37 years.

Councilperson Gustin disclosed that he was President of the Boys and Girls Club

37 years ago when they got money to build their first building, and stated that it was not for the purpose of turning the property over to the Boys and Girls Club that he first began the process of raising money for the City to buy the property.

Councilperson Gustin asked if the Boys and Girls Club would agree to allow other groups, especially seniors, to use the facility, and Mr. Wurm said that while their focus was on 6-18 years olds, they would encourage other groups to utilize the site. He noted that approximately 40-50 outside entities had used their facility on East Ninth Street over the last eight months. Mr. Wurm also discussed their foster grandparent program, and stated that they would aggressively reach out to seniors in their new facility.

The Council voted to uphold the staff recommendation.

I.3.2 Resolution No. 7758: Resolution Determining That Certain Real Property And Improvements Located At 1300 Foster Drive, Reno, Nevada Are No Longer Needed For A Public Purpose Of The City And It Is In The Best Interests Of The City Of Reno To Convey The Property To The Boys & Girls Club Of Truckee Meadows, A Private, Nevada Non-Profit Corporation Recognized As Exempt Under Section 501(C)(3) Of The Internal Revenue Code Under The Terms And Conditions Set Forth Herein Which Are Deemed Proper By The Reno City Council 1:51 PM

Resolution No. 7758 was adopted.

I.3.3 (For Possible Action): Approval of Conveyance of Certain Real Property and Improvements located at 1300 Foster Drive, Reno, Nevada to the Boys & Girls Club of Truckee Meadows, a Private, Nevada Non-Profit Corporation recognized as Exempt under Section 501(C)(3) of the Internal Revenue Code Under the Terms and Conditions deemed proper to the Reno City Council and Authorization for the Mayor to execute all related transaction and closing documents consistent herewith and which are approved in form by the City Attorney's Office. 2:21 PM

The Council made the finding that the real property and improvements located at 1300 Foster Drive, Reno, Nevada, are no longer needed for a public purpose of the City and it is in the best interests of the City of Reno to convey the property to the Boys and Girls Club of Truckee Meadows. They approved the conveyance of the property to the Boys and Girls Club of Truckee Meadows under the terms and conditions deemed proper to the Reno City Council.

Councilperson Gustin asked how many jobs would be created when the facility was operational, and Mike Wurm, representing the Boys and Girls Club of Truckee Meadows, said that they estimated that the facility would create approximately 30 jobs and serve between 3,000 and 4,000 children.

J ORDINANCES, INTRODUCTION

K STANDARD DEPARTMENT ITEMS**PUBLIC WORKS**

K.1 Staff Report: Discussion and potential direction to staff regarding the Final Design Concept for the Regional Transportation Commission's (RTC) Sutro Street Project. 2:23 PM

Scott Hall, 634 Humboldt Street, discussed his opposition to the Regional Transportation Commission's (RTC's) final design concepts for Sutro Street.

Steve Bunnell, Public Works Traffic Engineer, presented a brief overview of the proposed project.

Howard Riedl, RTC Project Manager, presented a detailed overview of the proposed Sutro Street project, including the results of their discussions with area residents. He stated that the community did not support Concept B south of Oddie Boulevard but overwhelmingly supported Concept B north of Oddie Boulevard, and requested that the Council support Concept A south of Oddie Boulevard and Concept B north of Oddie Boulevard. In lieu of bicycle lanes in Concept B north of Oddie Boulevard, he said, RTC would narrow down the existing lanes of traffic to provide a wider curb-side parking area, which would not provide the required space for bicycle lanes and parking, but would provide a little more room for parking, as well as some 'shy' distance for bicycles. Mr. Riedl, noted that RTC had as yet been unable to meet with the Neighborhood Advisory Boards (NABs), but would renew their efforts to meet with them in September 2012.

Councilperson Sferrazza discussed her support for a reduction in the speed limit on Sutro Street, and noted that narrowing the lanes of traffic on Wells Avenue had slowed traffic significantly. She recommended that the Council support RTC's recommendation.

The Council voted to approve Concept A south of Oddie Boulevard and Concept B north of Oddie Boulevard.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jessica Sferrazza, Council Member
SECONDER:	Pierre Hascheff, Council Member
AYES:	Cashell, Gustin, Zadra, Sferrazza, Dortch, Hascheff
ABSENT:	David Aiazzi

K.2 Staff Report: Discussion and potential direction to staff regarding the Final Lane Configuration for the Regional Transportation Commission's (RTC) Plumas Street Road Conversion Project. 2:40 PM

Dala Hubbell, 2240 Plumas Street, discussed her opposition to removing the curb-side parking on Plumas Street.

Frank Hubbell, 2240 Plumas Street, discussed his concerns about the elimination of parking along Plumas Street, as well as line-of-sight issues.

Jeff Mitchell, 626 Sinclair Street, Program Director of the Reno Bike Project, a non-profit cycling advocacy group, discussed their support for the road diet option.

Kristina Mactutis, 7017 Heatherwood Drive, discussed the need for sidewalks and parking along Plumas Street, and noted that people commonly speed on Plumas Street. She stated her support for Alternatives 1 or 2, and her strong opposition to Alternative 3.

Scott Hall, 2388 Plumas Street, discussed safety issues, and his strong opposition to Alternative 3.

Roger Condon, 490 Country Club, presented a Public Comment Form stating his concerns regarding safety on Plumas Street, but was not present in Chambers when he was called to speak.

Don Wilkerson, owner of 105 units at 2850 Plumas Street, stated his support for Alternative 2.

Randy Collins, 6680 Legend Vista, discussed the history of Plumas Street, and his support for Alternative 1.

Jonathan Browning, 3068 Plumas Street, presented a Public Comment Form in support of Alternative 2, but did not wish to speak.

Ernie McNeill, 1175 Cliff Park Way, discussed Plumas Street bicycle safety issues, and his support for Alternative 1.

Rhonda Carn, 3068 Plumas Street, discussed Plumas Street safety issues and speeding, and her support for Alternative 1.

The following two (2) individuals presented Public Comment Forms, but did not wish to speak: 1) Meagan O'Farrell, P.O. Box 40605; and 2) Ray Eliot, 5035 West Brookdale Drive.

Steve Bunnell, Public Works Traffic Engineer, discussed the rationale for the recommendation to select Alternative 2, which would convert Plumas Street between Moana Lane and Plumb Lane to two lanes southbound and one lane northbound with a center turn lane, and restrict the left turn from Urban Road onto northbound Plumas Street.

Scott Gibson, representing RTC, discussed area residents' concerns regarding gaps in the Plumas Street sidewalks, speed distributions along the corridor, and recent street/road conversion data.

John Flansberg, Public Works Director, discussed his concerns about putting Plumas Street on a road diet between Urban Road and Moana Lane because of high traffic counts, and noted the lack of adequate space in the area north of Urban Road for one lane each direction with a center turn lane. He presented a list of 25 accidents that have occurred in the area over a three-year period, and discussed the area's lack of sidewalks and high traffic volumes (1,750 to 1,800 vehicles a day on weekdays). Mr. Flansberg stated that City staff strongly prefers Alternative 3.

COUNCILPERSON HASCHEFF ABSENT AT 3:19 P.M.

Councilperson Zadra and Mr. Bunnell discussed traffic accidents and the approximate number of Average Daily Trips (ADTs) from California Avenue to Plumb Lane (5,000 ADTs), Plumb Lane to Moana Lane in the center section past Urban Road (15,000 to 18,000 ADTs), and in the southern section between Moana Lane and McCarran Boulevard (6,000 ADTs). They also discussed on average how much road narrowing helps reduce speeds (one to two miles per hour), and line-of-site issues related to reducing travel lanes and removing curb-side parking.

COUNCILPERSON HASCHEFF PRESENT AT 3:25 P.M.

Councilperson Zadra and Mr. Flansberg discussed current peak-hour traffic volumes (1,771 to 1,777 vehicles per hour), and concerns that the volume already exceeds the 1,500 vehicles per hour threshold. Mr. Flansberg noted that while concerns about Alternative 3 exist, removing curb-side parking along the street would increase sight distance. Mr. Flansberg stated that whatever option was chosen should accommodate the addition of sidewalks and transit stops.

Councilperson Hascheff and Mr. Flansberg briefly discussed the rationale for the recommendation to accept Alternative 3.

Councilperson Sferrazza and Mr. Flansberg discussed differences in traffic patterns on Plumas Street and Wells Avenue.

Councilperson Gustin discussed the results of the road diets implemented on Arlington Avenue and Mayberry Drive.

Mayor Cashell discussed the success of the Mayberry Drive road diet, and alternatives for providing bicycle lanes and curb-side parking along Plumas Street. He stated that he could not support Alternative 3, and preferred

Alternative 1.

Mr. Flansberg reiterated his concerns about traffic volumes in the Plumas Street corridor.

Discussion ensued regarding the validity of traffic counts made by RTC, and the lack of alternative routes for vehicular traffic.

Mr. Gibson stated that the project would consist of paint and slurry, and could be changed if it created massive roadway congestion.

Mayor Cashell and Mr. Gibson discussed golf course parking issues.

Councilperson Sferrazza and Mr. Gibson discussed the difficulty and cost of returning the roadway to its current (or an alternative) configuration should the change did not perform adequately.

MAYOR CASHELL ABSENT AT 3:50 P.M. COUNCILPERSON HASCHEFF PRESIDED IN MAYOR CASHELL'S ABSENCE.

Councilperson Sferrazza and Steve Pitts, Police Chief, discussed traffic safety issues, and Chief Pitts stated that their preference would be to retain the four-lane configuration.

Councilperson Zadra discussed her concerns that Plumas Street may not be able to accommodate the traditional road diet plan, and her struggle to support an alternative that staff did not recommend. She asked if staff had an option they could support other than Alternative 3.

Mr. Flansberg said that if the Council decided to experiment with a road diet to see how traffic adjusts, he would recommend Alternative 2.

Councilperson Zadra asked how much it would cost to redo the slurry and paint, and Mr. Gibson replied that it would cost approximately \$60,000 to \$70,000.

MAYOR CASHELL PRESENT AT 3:54 P.M.

Discussion ensued regarding the project schedule for roadway striping and sidewalk improvements.

Councilperson Zadra stated her support for Alternative 2, and stated that whatever option was chosen should be reevaluated in six (6) months.

Councilperson Gustin discussed why he could not support Alternative 3.

Councilperson Hascheff stated that he would support using Alternative 2 on a

temporary basis, and suggested that it could be reevaluated in spring 2013 before the sidewalk improvements were made.

Councilperson Dortch said that the City could not continue to reduce the number of road miles in order to install bicycle lanes, but he would be willing to try the road diet plan to see how it works.

The Council approved Alternative 2 (Provide one travel lane in each direction with a center turn lane with a second southbound lane starting at Urban Road and continuing all the way to Moana Lane.) on a trial basis with direction to staff to reevaluate the plan no later than November 2013 in order to determine whether it is functioning efficiently.

Councilperson Sferrazza discussed her support for selecting Alternative 2 on a trial basis.

A RECESS WAS CALLED AT 4:05 P.M. AND UPON RECONVENING AT 4:25 P.M. COUNCILPERSON AIAZZI WAS ABSENT.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Sharon Zadra, Council Member
SECONDER:	Pierre Hascheff, Council Member
AYES:	Cashell, Gustin, Zadra, Sferrazza, Dortch, Hascheff
ABSENT:	David Aiazzi

K.3 Staff Report: Discussion, potential direction to staff and possible action to extend the time provided for in the Notice to Correct as set forth in the Purchase and Maintenance Agreement in regard to District 1 Parking Meter Replacement to Secure Storage Technologies, LLC., through December 31, 2012 and authorization for the City Manager to execute an agreement. 4:23 PM

John Flansberg, Director of Public Works, discussed the Notice to Correct that was issued to CURB System, LLC (CURB) by the City in early May 2012, which included a 120-day completion requirement to August 31, 2012; the request CURB System made at the August 22, 2012, Council meeting for a time extension through December 31, 2012; and CURB's proposed milestones.

Mayor Cashell stated that CURB should be granted an extension to September 26, 2012, and should at that time provide answers to the questions they were asked by the Council at the August 22, 2012 meeting.

Discussion ensued regarding the need for extending the agreement with CURB.

Terry Oliver, Member of the Board of Managers and investor in CURB, and Councilperson Hascheff discussed the benefits of a 30-day extension, and Mr.

Oliver noted that they would continue kiosk operations and improvements in the meanwhile.

Councilperson Dortch and Mr. Oliver discussed issues that CURB needed to discuss with City staff, including revenue streams and the obligation for CURB to make the City whole.

Councilperson Dortch noted that the amount CURB owed to the City could continue to grow during the agreement extension period if the revenue stream failed to improve during that time.

Mr. Oliver stated that the agreement granted CURB the rights to sell advertising, and those rights were denied to them soon after the agreement was signed.

Discussion ensued regarding the hold City staff put on the advertising component of the agreement with CURB; whether CURB had the ability to make the City financially whole; CURB's failure to approach the Council to renegotiate the agreement; and the prudence of granting a 30-day extension.

Councilperson Hascheff suggested that CURB's financing might depend on what occurred between them and the City with respect to a revised agreement, and recommended granting a time extension to September 12, 2012. He said that if a revised agreement is not in place by then, staff should at least provide an update, after which the Council could decide whether to grant a second extension to September 26, 2012. Councilperson Hascheff recommended extending the Notice to Correct to September 12, 2012.

Councilperson Dortch stated that he would agree to continue the issue to September 26, 2012, but would prefer to resolve the issue on September 12, 2012. He said that in the event they were unable to come to a satisfactory agreement, the City would need to submit a Request for Proposals (RFP) for someone who could run the system properly, and reiterated his concern about the continued decline of the revenue system in the interim.

Councilperson Dortch and Mr. Oliver discussed parking kiosk revenue issues, and Mr. Oliver suggested that there would not be enough time between now and September 12, 2012 to negotiate all the issues.

Discussion ensued regarding extending the agreement to September 12, 2012, and directing staff to prepare an RFP to ensure that the revenue stream does not continue to erode.

Councilperson Sferrazza stated that by September 12, 2012, she would need to know whether the bond would be secured and the funding in place for CURB to move forward with the kiosk system.

Mr. Oliver discussed their commitment to the project and to making the City whole.

Mayor Cashell requested that CURB provide an accounting at the September 12, 2012, of revenue they had collected since the project was initiated.

Tracy Chase, Chief Deputy City Attorney, requested that the Council in their motion reserve all legal rights and remedies under the agreement.

Councilperson Hascheff said that the most expeditious course would be to have CURB make the system work properly.

Councilperson Hascheff made the motion to uphold the staff recommendation and: 1) approve an extension of time on the Notice of Correct to September 12, 2012; and 2) direct staff to report back on September 12, 2012, with details regarding the status of their negotiations with CURB on the material terms of the agreement, including the performance bond, the reservation of rights, a plan on the net revenue payment, and any other material terms that the parties deem important. He said that the Council could decide on September 12, 2012 whether to grant a second extension to September 26, 2012.

Councilperson Zadra seconded the motion and discussed the City's culpability for denying CURB the right to advertise, and CURB's culpability for not returning to the Council to renegotiate the agreement.

Mayor Cashell stated that he did not want to hear any more excuses from CURB about why the system did not work properly, and his hope that the company would indeed succeed.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Pierre Hascheff, Council Member
SECONDER:	Sharon Zadra, Council Member
AYES:	Cashell, Gustin, Zadra, Sferrazza, Dortch, Hascheff
ABSENT:	David Aiazzi

CITY MANAGER

K.4 Staff Report: Discussion and potential direction to staff regarding legislative priorities and potential Bill Draft Requests for the 2013 Legislative Session. 5:11 PM

08/22/12 City Council CONTINUED Next: 08/29/12

Cadence Matijevich, Assistant City Manager, discussed the proposed fee on the rental of passenger vehicles.

MAYOR CASHELL ABSENT AT 5:06 P.M. COUNCILPERSON HASCHEFF PRESIDED IN MAYOR CASHELL'S ABSENCE.

Discussion ensued regarding details of the proposed Bill Draft Request (BDR) for a fee on the rental of passenger vehicles; revising the BDR to include language that would allow tourism-related marketing; fees and surcharges charged for rental vehicles at the Las Vegas airport; revenue estimates; room tax revenue and the Reno Sparks Convention and Visitor Authority's (RSCVA's) responsibilities with respect to marketing the region; opposition to a rental tax that would go specifically to baseball-related activities; including tourism-related language in the BDR to make the fee apply equitably to tourism entertainment projects, park projects and the Baseball Stadium project and striking it later if necessary; the possibility of asking Washoe County to enter into third party agreements with the RSCVA or Stadium Authority to allocate the revenue for those specific purposes; and the proposed 10% limit.

Councilperson Sferrazza made the motion to approve the three BDRs (amendments to the City of Reno Charter, protection for public employees from pathogens and infectious agents, and the rental car tax) with the changes regarding marketing that were discussed at the table.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jessica Sferrazza, Council Member
SECONDER:	Dwight Dortch, Council Member
AYES:	Gustin, Zadra, Sferrazza, Dortch, Hascheff
ABSENT:	Robert Cashell, David Aiazzi

L MAYOR AND COUNCIL

L.1 Identification of Mayor and Council Items for future agendas of the Reno City Council.

NO ACTION WAS TAKEN ON THIS ITEM.

L.2 Liaison Reports

NO ACTION WAS TAKEN ON THIS ITEM.

L.3 Reports from any conferences or professional meetings.

NO ACTION WAS TAKEN ON THIS ITEM.

L.4 Discussion and potential direction to staff regarding expansion of West Street Market's hours of operation.[Aiazzi] 5:37 PM

NO ACTION WAS TAKEN ON THIS ITEM.

- L.5 Discussion and potential direction to staff regarding initiation of a Text Amendment for Reno Municipal Code Title 18, "Annexation and Land Development", Chapter 18.08, "Zoning," Section 18.08.201, entitled "Permitted Uses by Base Zone District," and Section 18.08.202, entitled "Additional Regulations for Principal Uses," to allow "Automobile Rental" as an accessory to "Automobile & Truck Sales and Mobile Home, RV, Boat & Trailer Sales or Rental." **[Dortch]** 5:01 PM

Councilperson Dortch disclosed that the text amendment could benefit some of his customers, and abstained from voting on this issue.

Councilperson Gustin stated that he also does business with car dealers, and abstained from voting on this issue.

COUNCILPERSONS DORTCH AND GUSTIN ABSENT AT 5:01 P.M.

Fred Turnier, Community Development Director, said that the amendment would allow car rental as an ancillary use to car dealerships.

Discussion ensued regarding why the practice was prohibited in the past.

Councilperson Hascheff made the motion to approve the use of more than two hours of staff time to initiate the text amendment.

COUNCILPERSONS DORTCH AND GUSTIN PRESENT AT 5:03 P.M.

RESULT:	APPROVAL [4 TO 0]
MOVER:	Dwight Dortch, Pierre Hascheff
SECONDER:	Sharon Zadra, Council Member
AYES:	Robert Cashell, Sharon Zadra, Jessica Sferrazza, Pierre Hascheff
ABSTAIN:	Dan Gustin, Dwight Dortch
ABSENT:	David Aiazzi

M CITY CLERK

M.1 Boards and Commissions Appointments including Alternate Members (For Possible Action) - None.

a. Youth City Council

Councilperson Sferrazza made the motion to appoint Charles Chappel to the Youth City Council.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jessica Sferrazza, Council Member
SECONDER:	Dwight Dortch, Council Member
AYES:	Gustin, Zadra, Sferrazza, Dortch, Hascheff
ABSENT:	Robert Cashell, David Aiazzi

N UPDATES ON ITEMS IDENTIFIED BY MAYOR AND COUNCIL

N.1 Recognition of good deeds and positive events in the community.

NO ACTION WAS TAKEN ON THIS ITEM.

N.2 Fire Services

NO ACTION WAS TAKEN ON THIS ITEM.

A RECESS WAS CALLED AT 5:40 P.M. AND UPON RECONVENING AT 6:00 P.M. COUNCILPERSON AIAZZI AND MAYOR CASHELL WERE ABSENT. COUNCILPERSON HASCHEFF PRESIDED IN MAYOR CASHELL'S ABSENCE.

O PUBLIC HEARINGS - 6:00 PM

- O.1 Staff Report: LDC12-00055 (Ed's Knockouts) request for a special use permit to establish an adult cabaret within the Wells Avenue District of the Downtown Reno Regional Center. The use is proposed to be placed within a ±10,500 square foot building on the east half of a ±25,545 square foot parcel located along the south side of East 5th Street between Elko Avenue to the west and Eureka Avenue to the east (608 East 5th Street) in the MU/DRRC/Wells (Mixed Use/Downtown Reno Regional Center/Wells Avenue District) zones. This item was appealed by Keith Kearns. This item was continued from the August 29, 2012 meeting. **[Ward 5] 6:00 PM**

Councilperson Hascheff asked if proper notice was given.

City Clerk Jones stated that proper notice was given and two e-mails in opposition to the Special Use Permit (SUP) were received from: 1) Marilyn Marston, 420 Valley Road, and 2) Tony Willoughby, michelbrosLtd@sbcglobal.net. Ms. Jones stated that the City was also in receipt of a time waiver from the applicant should the item be continued to a future date.

Councilperson Hascheff noted that this item would be continued to September 12, 2012, opened the public hearing, and asked if anyone wished to speak.

Debra Gamino, 300 Mountain View Drive, discussed her opposition to the proposed strip club.

Bruce Gamino, 545 East Sixth Street, discussed his opposition to the proposed strip club.

Kelly Rae, P.O. Box 5333, discussed her investments in the area, and her opposition to the proposed strip club.

Michael Sullivan, 440 Spokane Street, presented a Public Comment Form in opposition to Ed's Knockouts, but did not speak.

Councilperson Gustin made the motion to continue this item to 6:00 p.m. on September 12, 2012.

RESULT:	CONTINUED [UNANIMOUS]	Next: 9/12/2012 12:00 PM
MOVER:	Dan Gustin, Council Member	
SECONDER:	Sharon Zadra, Council Member	
AYES:	Gustin, Zadra, Sferrazza, Dortch, Hascheff	
ABSENT:	Robert Cashell, David Aiazzi	

P PUBLIC COMMENT

NO ACTION WAS TAKEN ON THIS ITEM.

Q ADJOURNMENT (For Possible Action)

THE MEETING WAS ADJOURNED AT 6:09 P.M.